

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2021, Legislative Day No. 8

Bill No. 46-21

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Mr. David Marks, Councilman

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By the County Council, April 19, 2021

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted – Residential Development Proposals – Adjacent to  
the Honeygo Overlay District

FOR the purpose of authorizing certain development tracts in the Business, Local (B.L.) Zone  
adjacent to the Honeygo Overlay District to be developed with residential uses under  
certain conditions; and generally relating to uses in the B.L. Zone.

BY adding

Sections 230.1.A.13, 259.9.A.6, and 259.9.G.5  
Baltimore County Zoning Regulations, as amended

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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4           ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,  
5           RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
6           MANUFACTURING ZONES AND DISTRICTS

7  
8           Section 230 – Business, Local (B.L.) Zone Use Regulations

9       § 230.1. Permitted uses.

10       A. The following uses only are permitted (See Section 230.2):

11           13. RESIDENTIAL USES ON CERTAIN DEVELOPMENT TRACTS  
12 ADJACENT TO THE H OVERLAY DISTRICT IN ACCORDANCE WITH § 259.9.A.6 OF  
13 THESE REGULATIONS.

14  
15           Section 259 - Districts

16       § 259.9. Development standards for H and H1 Overlay Districts.

17       These standards are intended to be additions to, modifications of and exceptions from the  
18 standards required by the underlying zoning classification on the land in the area. All conflicts  
19 are to be resolved in accordance with Subsection G of this section.

20       A. Uses.

21           6. AGE-RESTRICTED SINGLE-FAMILY ATTACHED DWELLING UNITS,  
22 SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, ARE PERMITTED  
23 ON A DEVELOPMENT TRACT THAT IS ADJACENT TO THE H OVERLAY DISTRICT IF

1 ANY PORTION OF THAT TRACT IS PART OF A PLANNED SHOPPING CENTER  
2 APPROVED PRIOR TO JANUARY 1, 2021:

3 A. OCCUPANCY RESTRICTED:

4 (1) THE OWNER OF EACH UNIT IS REQUIRED TO ENSURE  
5 THAT, AT THE TIME OF ANY SALE, CONVEYANCE, OR LEASE OF A UNIT, AT  
6 LEAST ONE OCCUPANT IS 55 YEARS OF AGE OR OLDER;

7 (2) PERSONS UNDER 18 YEARS OF AGE ARE PROHIBITED  
8 FROM RESIDING IN THE UNIT; AND

9 (3) NOTWITHSTANDING SUBPARAGRAPHS (1) AND (2)  
10 THE CONDOMINIUM ASSOCIATION MAY PERMIT PERSONS BETWEEN 18 AND 55  
11 YEARS OF AGE TO RESIDE IN A UNIT IF NECESSARY TO CARE FOR AN OCCUPANT  
12 OR TO PREVENT AN UNDUE HARDSHIP.

13 B. THE MAXIMUM RESIDENTIAL DENSITY ALLOWED ON THE  
14 DEVELOPMENT TRACT SHALL BE 16 DWELLING UNITS PER ACRE.

15 C. NOTWITHSTANDING ANY REGULATION TO THE  
16 CONTRARY, DEVELOPMENT OF A TRACT UNDER THIS SUBSECTION SHALL BE  
17 GOVERNED BY THE FOLLOWING BULK AND AREA REGULATIONS:

18 (1) RESIDENTIAL DEVELOPMENT IS EXEMPT FROM ANY  
19 FRONT, SIDE, OR REAR SETBACKS OR ANY SETBACK FROM THE CENTER LINE OF  
20 ANY STREET;

21 (2) THE MAXIMUM NUMBER OF UNITS IN A GROUP IS  
22 SEVEN; AND

1 (3) THE UNITS SHALL HAVE A MAXIMUM HEIGHT OF  
2 THREE STORIES ABOVE THE HIGHEST POINT OF GRADE.

3 D. RESIDENTIAL DEVELOPMENT UNDER THIS SECTION SHALL;

4 (1) COMPLY WITH THE HONEYGO BUILDING AND SITE  
5 DESIGN STANDARDS CONTAINED IN § 259.9.C.5 OF THESE REGULATIONS;

6 (2) BE APPROVED BY WAY OF A LIMITED EXEMPTION  
7 UNDER BALTIMORE COUNTY CODE § 32-4-106(B)(2); AND

8 (3) NOT IMPACT THE PROJECT'S STATUS AS A PLANNED  
9 SHOPPING CENTER.

10  
11 G. Application.

12 5. DEVELOPMENT OF PROPERTY UNDER § 259.9.A.6 SHALL  
13 NOT BE CONSIDERED TO BE LOCATED WITHIN THE H OVERLAY DISTRICT, SHALL  
14 NOT BE SUBJECT TO ANY OTHER STANDARDS OR DESIGN GUIDELINES OUTLINED  
15 IN THIS SECTION, AND SHALL BE EXEMPT FROM THE REQUIREMENTS OF §§ 32-6-  
16 108 AND 32-6-111 OF THE COUNTY CODE.

17  
18 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
19 the affirmative vote of five members of the County Council, shall take effect on June 9, 2021.